



THE CITY OF CRANSTON

ORDINANCE OF THE CITY COUNCIL
IN AMENDMENT OF CHAPTER 17 OF THE CODE OF THE CITY OF CRANSTON,
2005, ENTITLED 'ZONING'
(CHANGE OF ZONE -Chapel View Boulevard)

No. 2017-41

*As Amended November 16, 2017 Ordinance Committee

Passed:

November 27, 2017


Michael J Farina, Council President

Approved:

November 29, 2017


Allan W. Fung, Mayor

It is ordained by the City Council of the City of Cranston as follows:

SECTION 1: That the Zoning Map accompanying and made a part of Chapter 17 of the Code of the City of Cranston, Rhode Island, 2016, entitled "Zoning", as adopted December 1, 2016, as amended, is hereby further amended, by deleting therefrom the following:

By deleting from the MPD District, Plat 14, Lot 1, and deleting from the S-1 District, Plat 14, Lot 22, located on the Southeast side of New London Avenue.

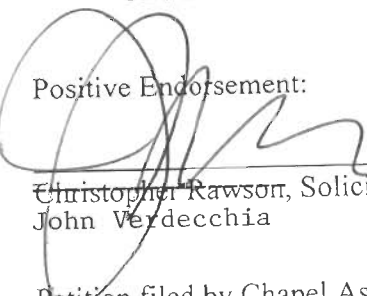
And by adding thereto the following:

C-5 with Conditions Plat 14, Lot 1, and Plat 14, Lot 22 located on the Southeast side of New London Avenue (see attached Conditions* as amended November 16, 2017).

SECTION 2: This Ordinance shall take effect upon its final adoption.

Positive Endorsement:

Negative Endorsement: (Attach reasons)


Christopher Rawson, Solicitor 11/27/2017 Date
John Verdecchia

Christopher Rawson, Solicitor Date

Petition filed by Chapel Associates LLC

Referred to Ordinance Committee November 16, 2017



201711290135580 Bk:LR5515 Pg:88
RECORDED Cranston,RI 2/21
11/29/2017 10:39:31 AM ZONE CHG ORD

Chapel View

Chapel View Boulevard

~~August 15~~ November 2, 2017

*As Amended Ordinance Committee Nov. 16, 2017

CONDITIONS

To Accompany Application for Zone Change
to C-5 With Conditions
for Plat 14, Lots 1 and 22

Applicants:

Chapel Associates, LLC and
Chapel Associates II, LLC
1414 Atwood Avenue
Johnston, Rhode Island 02919

SECTION 1 – INTRODUCTION

The Chapel View development is situated at the southeast corner of New London Avenue and Sockanosset Cross Road in the southern part of the City of Cranston (“Chapel View”). Two lots included in Chapel View and the subject of this zone change are Assessors Plat 14, Lot 1, ~~currently zoned Mixed-Use Planned District (“MPD”); and Plat 14, Lot 22, currently zoned Mixed-Use Planned District (“MPD”) S-1 Open Space,~~ (the “Site”). The Site is bordered to the south by Route 37, to the west by New London Avenue (Route 2), and to the north by Sockanosset Cross Road (the “Site”).

Chapel View has been developed as mixed use including: commercial retail, residential, restaurant, and office. As the Site is now built out, the MPD Zone is no longer needed. The Applicants now seek a change of zoning to C-5 with Conditions for both lots in order to allow flexibility for both existing businesses and future development, redevelopment of unused or underutilized parcels and the introduction of new uses.

This Conditions Narrative has been prepared in conjunction with the application for a zone change to “C-5 with Conditions.”

SECTION 2 – OVERVIEW/SITE SUITABILITY

The Site is surrounded by a major shopping center, offices, apartment complexes and municipal and State facilities. The retail, office, restaurant and residential components of Chapel View are consistent with the retail nature of the surrounding land uses. In this context, the proposed zone change to C-5 with Conditions is in character with the surrounding land uses.

The site is already improved with public sewer and water service. The proposed zone change would not present an additional burden to these systems. The proposed zone change will not have any impact on police and fire services as there is already an existing fire station abutting the site, and there is no substantial additional burden on the police services anticipated given that the site is already developed.

The proposed zone change represents a substantial benefit to the community. It will perpetuate the existing development at Chapel View and the associated tax revenue to the City, and align the Site with the other nearby properties also zoned C-5 with Conditions. This will achieve uniform zoning regulations for the entire area.

SECTION 3 – CONDITIONS**A. LAND USE ALLOCATION****LAND USE CHART**

The Applicants now seek a zone change to C-5, Heavy Business Industry, with Conditions. The following uses shall be allowed at the Site [Any use not listed below shall be deemed not allowed.]

RESIDENTIAL	
Dormitory	S
Multi-Family Dwelling	Y
Residence Above First Story Business Use	Y
INSTITUTIONAL	
Assisted Living Facility	Y
Cultural Use	Y
Educational Institution Preschool Primary, Secondary, Charter	Y
Higher Education Institution	Y
Lodge/Fraternal Organization	Y
Hospital	Y
Municipal Services Other Than Those Listed Elsewhere	Y
Nursing Home	Y
Public Safety Facility	Y
Religious Worship [Place of]	Y
State Agency	Y
Trade Or Business School	Y
BUSINESS	
Adult Day Care	Y
Animal Day Care - Accessory	Y
Animal Grooming Services - Accessory	Y
Antiques, Second Hand Shop, Consignment Shop	Y
Artisan's Workshop [Studio]	Y
Bakery, Retail	Y
Bakery, Wholesale	Y
Bank, Financial Institution**	Y
Banquet Facility	Y
Barber Shop, Beauty Salon	Y
Body Art Establishment	Y
Book, Stationary, Gift Shop	Y
Brew Pub	Y
Business, Professional Office	Y



Business/Trade School	Y
Catering Service	Y
Check Cashing Facility	Y
Commercial Day Care	Y
Commercial Off-Street Parking	Y
Commercial Recreation	Y
Communication Service & Broadcast Studio	Y
Consignment Shop	Y
Convenience Store	Y
Day Spa	Y
Drive-In Restaurant***	Y
Drug Store	Y
Electric Vehicle Charging Station	Y
Florist Shop	Y
Fuel Station Full Service	S
Garden Center	Y
Hardware Store	Y
Health, Fitness Club	Y
Home Improvement Center	Y
Kiosk, Freestanding Exterior	Y
Loft Space (Live/Work]	Y
Medical or Dental Clinic	Y
Medication/Diagnostic Laboratory	Y
Motel, Hotel	Y
Motor Vehicle Repair & Service Establishment*	Y
Accessory only	
Music & Dance Studio	Y
Night Club	Y
Nursery/Day Care	Y
Outdoor Retail	Y
Pawn Shop	Y
Personal Service Establishment	Y
Print Shop	Y
Restaurant Without Drive-In Facility	Y
Retail Laundromat & Dry-Cleaning Establishment	Y
Retail Sale Large Scale	Y
Retail Sale Small Scale	Y
Second Hand Shop	Y
Structured Parking (Parking Garage)	Y
Supermarket	Y
Tavern/Pub/Neighborhood Bar	Y
Theater, Movie Cinema	Y
Urgent Care Facility	Y
Veterinarian Hospital or Clinic	Y

Watercraft , Motor and Recreational Vehicle and Watercraft Sale	Y
Wholesale Sales	Y
INDUSTRIAL	
Arts & Crafts Manufacturing	Y
Brewery or Distillery	Y
Data Processing Facility	Y
Research/Development Facility	Y
Telecommunications Antenna	Y
OPEN SPACE/RECREATIONAL	
Recreational Membership Club	Y

** Bank or Financial Institution use may include drive-thru.

***Drive-In Restaurant use also includes drive-thru.

Drive-thru uses shall be allowed to be free-standing or attached to any ~~other~~ building or a portion thereof.

Any future uses established by the City Council in the Schedule of Uses for the C-5 zone as a matter of right or by special use permit after the effective date of this change shall also apply to the Site.

B. STATEMENT OF NECESSARY SERVICES

The site is currently served by public sewer and water. All other utilities also serve this site.

C. TRAFFIC

As part of any future application for Major Land Development, the applicant shall comply with the City Plan Commission policy for traffic (see attached)

D. TIMING AND PROJECT COMPLETION

No Certificates of Occupancy will be issued unless and until all exterior structural, landscaping and non-tenant related improvements have been substantially completed or a bond posted in lieu thereof.

No buildings shall receive a Certificate of Occupancy until substantial completion of Traffic Improvements by RIDOT and Applicants (as determined by the City Plan Commission as to City Roads or Rhode Island Department of Transportation as appropriate). Any and all building permits shall be issued without regard to conditions related to traffic improvements.



E. PROJECT ASPECTS AND CITY BENEFITS

i. Enhancement of Surrounding Area

Most of the surrounding land area is already developed, the majority of which has been developed by the Applicants or their affiliates. Accordingly, the ~~Pproject~~ project will only increase the value and economic viability of the area to the Applicants and the City of Cranston while also providing one consistent set of zoning regulations for the area as a whole.

SECTION 4 –DEVELOPMENT STANDARDS

A. **Parking & Loading**

Required off-street parking formula for all uses in the areas zoned C-5 with Conditions shall be three (3) per one thousand (1000) square feet of gross leasing area. Storage areas and non-public portions of tenant space shall not be included in the calculation of off-street parking spaces.

Off-street parking requirements for site uses shall allow use of a shared parking arrangement with the existing uses or tenants of the site.

B. **Section 17.20.120 Schedule of Intensity Regulations City Code of Ordinances.**

The following schedule of intensity regulations shall apply to the Site.

District	Minimum Lot Area (sq. ft.)	Minimum Lot Width and Frontage (ft.)	Minimum Yards (ft.) Front	Minimum Yards (ft.) Rear	Minimum Yards (ft.) Side	Maximum Lot Coverage	Maximum Building Height
C-5	10,000	80 *	0	0	0	60%	100.00 ft**

* Frontage by way of Rhode Island Department of Transportation (“RIDOT”) or State roadway shall be considered accessible Frontage for purposes of Zoning or Building, as long as there exists an legal access by easement or roadway giving access to the general public.

** Subject to Fire Department Approval

The height limitation shall not apply to or affect any architectural features intended as unoccupied space, located at the roofline or the pitch of the roof on any structure.

C. **Signage**

In lieu of Chapter 17.72 – Signs of the City Code of Ordinances, the following table shall be utilized for all signage in the Site:

Listed below are the maximum sign heights of the freestanding signs within the project:

i. <u>FREESTANDING SIGN</u>		<u>MAXIMUM HEIGHT</u>
		(From Grade)
Freestanding Sign #1	1	49.6'
Freestanding Sign #6	1	49.6'
Freestanding Sign #7	1	49.6'
Freestanding LED	1	22.0'



201711290135580 Bk:LR5515 Pg:95
RECORDED Cranston,RI 9/21
11/29/2017 10:39:31 AM ZONE CHG ORD

ii. Building/Structure Setbacks

Listed below are the minimum setbacks for the freestanding signs within this project.

<u>FREESTANDING SIGN</u>	<u>MINIMUM FRONT, REAR AND SIDE SETBACKS</u>
<u>Freestanding Sign #1</u>	<u>0'0"</u>
<u>Freestanding Sign #2¹</u>	<u>0'0"</u>
<u>Freestanding Sign #3</u>	<u>0'0"</u>
<u>Freestanding Sign #5</u>	<u>0'0"</u>
<u>Freestanding Sign #6</u>	<u>0'0"</u>
<u>Freestanding Sign #7</u>	<u>0'0"</u>
<u>Freestanding LED</u>	<u>0'0"</u>

iii. Signage Permitted

Chapter 17.72 of the Cranston Zoning Ordinance sets forth the regulations for signage. The provisions of the C-5 Heavy Business Industry District found in Table 17.72.010(6) are to apply except as set forth herein:

- 1. Total Signage Area: 9,323 square feet, excluding freestanding signs.
- 2. Free Standing Signage: Maximum area and maximum height as identified in Table V-1.²
- 3. Wall Signage: Maximum area maximum height as identified below.

¹ Freestanding signs 2 through 5 are incorporated with the relocated stone wall and may be classified as monument signs and approval is granted for their height notwithstanding the fact that they may be within ten feet of a driveway.

² Freestanding signs 2 through 5 are incorporated with the relocated stone wall. As such, they will require the approval of the Cranston Historic District Commission as well as the Rhode Island Historic Preservation and Heritage Commission. The Council consents to any such modification that these two agencies impose as a condition to their approval of these structures.

Neither the provisions of Table 17.72.010(6) nor the Cranston MPD regulations contemplate the development of the size and nature of Chapel View. Accordingly, all other signage shall be regulated by the Site Plan Review Committee within the following parameters.

- a. Location:

Wall signs are allowed on all exposed building faces of a particular leased unit (store, restaurant, or office).
- b. Area & Dimensions:

Individual store signs are to be consistent with signage areas and dimensions at the neighboring Garden City Shopping Center.
4. Directional Freestanding Signage:

As approved by the Site Plan Review Committee.

Table V-1 - Height Location & Area of Freestanding Sign — ~~Client to review and draft plan~~
of locations to submit

Sign	Height	Area in square feet ^[3]	Location
Freestanding Sign #1	45'60"	1400353	Easement D, Southwest Corner Abutting Rte 37
Freestanding Sign #2a	13'3"	30	South Side Route 2 access (outer)
Freestanding Sign #2b	11'3"	22 ^[4]	South Side Route 2 access (inner)
Freestanding Sign #2c	5'0"	35.9 ^[5]	South Side Route 2 access (identity)
Freestanding Sign #3a	13'3"	30	North Side Route 2 access (outer)
Freestanding Sign #3b	11'3"	22	North Side Route 2 access (inner)

^[3]Area is based on one side of two sided signs.
^[4]Square footage is based on larger sign face.
^[5]The four identity signs are single sided.

Freestanding Sign #3c	5'0"	35.9	North Side Route 2 access (identity)
Freestanding Sign #5a	19'8"	68	East Side Sockanosset at Power Road access (outer)
Freestanding Sign #5b	11'3"	19	East Side Sockanosset at Power Road access (inner)
Freestanding Sign #5c	5'0"	35.9	East Side Sockanosset at Power Road access (identity)
Freestanding Sign # 6	49.60'	<u>1304.42</u> 1700	Route 2 southerly of main entrance
Freestanding Sign #7	49.60'	<u>1304.42</u> 1700	Sockanossett Cross Road easterly of Power Road access
Freestanding Sign #8	49.60'	<u>1304.42</u> 1700	Westerly of Power Road & northerly of Route 37
Freestanding LED Sign #9	202.0'	<u>130</u> 700	Route 2 at Sockanossett Cross Road intersection above water pump station at Sockanosset Cross Road intersection—above water pump station

Sign Type	Maximum Area (square feet)	Maximum Height (feet)	Minimum Setback (feet)	Minimum Vertical Clearance From Sidewalk (feet)	Minimum Vertical Clearance from Public Street (feet)
Monument	60-sf	8 ft (C)	2 ft	N/A	N/A
Wall/Building Marker (front façade)	2-sf per for each lineal foot of the front façade (A)	4 ft (D)	N/A	N/A	N/A
Wall/Building Marker (side or rear of building)	1-2 sf per for each lineal foot of the building frontage (B)	4 ft (D)	N/A	N/A	N/A
Canopy (H)	40-sf	9 ft	N/A	9 ft	12 ft
Incidental/Directory (I)	4 ft/30 ft	3 ft/6 ft	5 ft	N/A	N/A

Window	<1=50% of window area	N/A	N/A	N/A	N/A
Projecting (blade)	20 sf (E)	N/A	N/A	9 ft	14 ft
Freestanding Sign (F)	80 sf	18 ft (C)	5 ft		
Roof, Integral	(G)				

iv. ~~****~~ Note that the maximum area for signage within the Site shall be per side of each sign.

- ~~A. Maximum area of front wall/building marker sign shall be 250 square feet.~~
- ~~B. Maximum area of wall/building marker sign shall be 150 square feet.~~
- ~~C. The height of a freestanding or monument sign shall be computed as the distance from the base of the sign at a normal grade to the top of the highest attached component of the sign.~~
- ~~D. Height of the sign face or lettering.~~
- ~~E. Projecting sign area shall not exceed ten (10) square feet per side.~~
- ~~G. Roof signs shall be limited to the existing roof signs in the Site and may be replaced in kind.~~
- ~~H. The lettering area of a canopy sign shall be included as part of the area allowed for wall signs. This provision shall not apply to any decorative canopies that do not include any lettering.~~
- ~~I. See below regarding incidental signs.~~

x. Electronic Sign (Freestanding LED)

The Site shall include one electronic sign, -to be located at the Route 2 at Sockanossett Cross Road intersection above water pump station, capable of displaying words, symbols, figures or moving images that can be electronically or mechanically changed by remote or automatic means.

The electronic sign shall be six and one half (6.5') by twenty (20) feet.

1. Operation: Such electronic displays shall be limited to messages or photographs that appear or disappear from the display with no flashing, movement or scrolling. In no case shall the display not use at the flash mode of operation. The sign shall only display static images that are changed through transitions without fading in or fading in.

The electronic display sign shall contain a default design which shall freeze the sign message in one position if a malfunction should occur.

2. Display time: Each message on the electronic sign shall be displayed for a minimum of three (3) minutes.

3. Illumination: The display shall be equipped with

~~A~~automatic and manual dimming controls in order shall be used to achieve the proper authorized illumination. During daylight hours, between sunrise and sunset, luminance shall be no greater than ten thousand (10,000) cd/m² or NITs (candela per square meter). The maximum nighttime brightness shall not exceed seven hundred (700) NITs (candela per square meter).

4. Hours of operation: The electronic sign shall be programmed to operate between the hours of 6:00a.m. to 12:00 a.m. (midnight). From the hours of 12:00 a.m. to 6:00a.m. the sign shall remain static and not change. Any proposed changes to the hours of operation shall be approved by the City Plan Commission.

5. ~~Content: The electronic sign shall be approximately ten (10) feet by twenty two (22) feet. The display shall only be used to advertise stores, tenants, goods and services sold within Chapel View, promotions and seasonal events, time and temperature and public service announcements.~~

~~xi.~~ Electronic Message Display

~~Two signs on the Site may be electronic message displays. The electronic displays shall be limited to alphanumeric text messages or logos that appear or disappear from the display with no flashing, movement or scrolling. The display shall not use the flash mode of operation. The display shall show static images that are changed through transitions without fading in or fading in.~~

~~The maximum area of an electronic display shall be limited to no more than sixty (60) square feet per side for the display of changeable text or message.~~

~~The display shall be equipped with automatic and manual dimming controls in order to achieve the proper authorized illumination. During daylight hours, between sunrise and sunset, luminance shall be no greater than ten thousand (10,000) cd/m² or NITs (candela per square meter). The maximum nighttime brightness shall not exceed seven hundred (700) NITs (candela per square meter).~~

~~The display shall only be used to advertise stores, tenants, goods and services sold within the District~~Chapel View, promotions and seasonal events, time and temperature and public service announcements. It shall not be used to sell advertising to businesses outside Chapel View~~the District~~. Electronic messages can be provided for public service and local activities that are beneficial to the community as a whole. The owner of the Chapel View or its designated representative may register with Amber Alert.

~~xii.~~ v. Other Signage

Signs shall be allowed on all exterior faces of buildings. Any signs at the Site existing as of this zone change to C-5 with Conditions shall be allowed as a matter of right. Existing signs may be replaced in kind with a sign of equal or smaller square footage and/or at an equal or lessor height and width.

Identification or incidental signage such as directory or circulating signage, no parking, entrance, exit, loading zone, and other similar directives are permitted to include identification or the logo of Chapel View. This provision shall apply whether or not the incidental sign is legible from a position from outside the Site. Directory signs shall be restricted to the interior of the Site. Circulating signage, no parking, entrance, exit, loading zone, and other similar directives shall not exceed four (4) square feet each side and be no more than three (3) feet in height. This height limitation shall not apply to that signage that is typically placed on a pole as appropriate such as a no parking restriction or handicapped accessible sign.

If the Cranston Zoning Ordinance is amended to include additional signage not currently contemplated in the C-5 Zone or these Conditions, the Project shall conform to the standard which provides for the greater amount of signage.

~~Free Standing Signage~~

~~Maximum Heights~~ the maximum heights for the project's three 3 main freestanding signs is 49'6" as identified in Table V-1.^[1]

~~Maximum Area~~ the maximum area for the project's 9 freestanding signs is as identified in Table V-1.^[2]

~~Minimum Setbacks~~ The minimum setbacks for the project's three 3 main freestanding signs is 0'0"

~~Directional Freestanding Signage: As approved by the Site Plan Review Committee.~~

D. Historic Buildings

Four (4) historic buildings at the Site have been rehabilitated, including the three (3) dormitories and the stone chapel. The project design has been reviewed and final approval obtained from the Rhode Island Historic District Commission and the City's Historic District Commission.

Together, the three (3) renovated dormitory buildings, the restored stone chapel, the connecting buildings, the historic cemetery, and the historic stone wall surrounding the site have

^[1]Freestanding signs 2 through 5 are incorporated with the relocated stone wall. As such, they will require the approval of the Cranston Historic District Commission as well as the Rhode Island Historic Preservation and Heritage Commission. The Council consents to any such modification that these two agencies impose as a condition to their approval of these structures.

^[2]Freestanding signs 2 through 5 are incorporated with the relocated stone wall. As such, they will require the approval of the Cranston Historic District Commission as well as the Rhode Island Historic Preservation and Heritage Commission. The Council consents to any such modification that these two agencies impose as a condition to their approval of these structures.

retained the campus setting and augmented the historical character of the complex. This cluster of buildings allows the Site to maximize square footage and maintain a “Town Center” setting.

In addition, the site’s copper beach tree [located at the site’s main access drive from New London Avenue] has been identified as significant to the site and shall be maintained.

E. Architectural Design, Building Materials & Lighting

i. Architectural Design

Any future changes to the three (3) dormitory buildings, the stone chapel, the connecting buildings, the historic cemetery and/or the historic stone walls located along the Route 2 and Sockanosset Cross Road periphery of the site will be submitted to the Cranston Historic District Commission for approval.

Any new construction to historic buildings or features will emphasize the rehabilitated structures and will be designed in harmony with those structures.

~~ii. Description of Material and Finishes Proposed to be Used~~

~~The design of any new buildings, along with the rehabilitated buildings, will continue to focus on enhancing the historic features of the dormitory buildings and the chapel (A4) building.~~

~~Exterior treatments will incorporate modern elements which highlight the significant historical features. Any future new buildings will be clad in a combination of stucco or comparable, and some stone or materials with a stone appearance. Many of the retained buildings as well as the new construction have used slate or similar product for the roofing.~~



201711290135580 Bk:LR5515 Pg:103
RECORDED Cranston,RI 17/21
11/29/2017 10:39:31 AM ZONE CHG ORD

CITY OF CRANSTON
DEPARTMENT OF RECORDS - CITY CLERK'S OFFICE

APPLICATION FOR CHANGE OF ZONE

17 SEP 11 03:11:04
RECEIVED
CITY CLERK

Name(s) and address(es) of owner(s) of property
Chapel Associates, LLC & Chapel Associates II, LLC
1414 Atwood Avenue
Johnston, Rhode Island 02919

Zoning Plat Number 14 Lot No.(s)* Lots 1 & 22

Street Address or Location on Street
Chapel View Boulevard


*If only a portion of a lot, attach a full metes and bounds description.

Present Zoning: Lot 1: MPD; Lot 22: S-1;

Zoning Requested: C-5 with Conditions

Property to be used for: Mixed Use

Date: August 15, 2017


~~Owner~~ Attorney Thomas V. Moses, on behalf of Applicant

~~Owner~~ Condominium - Bldg 1000 - See attached

~~Applicant~~ - Condominium - Bldg 2000 - See attached


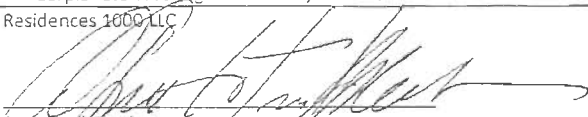

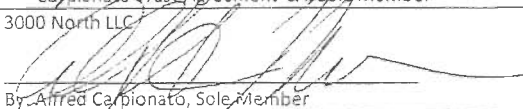
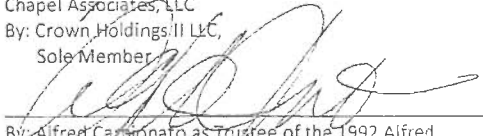
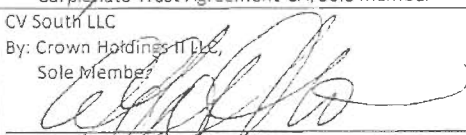
~~Applicant~~ - Condominium - Bldg 3000 - See attached

~~Applicant~~ - Condominium - Bldg 4000 - See attached

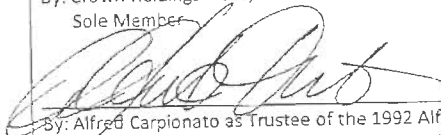
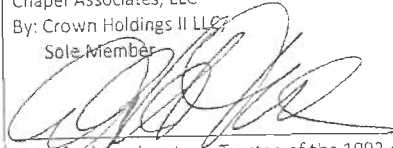
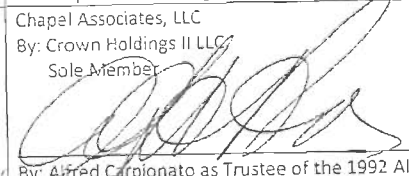

U/Zone Change Application

~~Applicant~~ - Shaw's Wing, south portion - See attached



Chapel View Zone Change Petition to C-5 With Conditions Ownership/signatures		
Building	Entity/Owner	Signature
Building 1000	Chapel Associates, LLC	Chapel Associates, LLC By: Crown Holdings II LLC, Sole Member  By: Alfred Carpinato as Trustee of the 1992 Alfred Carpionato Trust Agreement-CA, Sole Member
Building 1000 (condo floor)	Residences 1000 LLC	Residences 1000 LLC  By: Alfred Carpinato, Manager
Building 2000	Chapel Associates II LLC	Chapel Associates II LLC By: Crown Holdings II LLC, Sole Member  By: Alfred Carpinato as Trustee of the 1992 Alfred Carpionato Trust Agreement-CA, Sole Member
Building 3000	3000 North LLC	3000 North LLC  By: Alfred Carpinato, Sole Member
Building 4000	Chapel Associates, LLC	Chapel Associates, LLC By: Crown Holdings II LLC, Sole Member  By: Alfred Carpinato as Trustee of the 1992 Alfred Carpionato Trust Agreement-CA, Sole Member
"Shaw's wing", south portion	CV South LLC	CV South LLC By: Crown Holdings II LLC, Sole Member  By: Alfred Carpinato as Trustee of the 1992 Alfred Carpionato Trust Agreement-CA, Sole Member



Chapel View Condominiums			
Building/land	Entity/filed by	Condo Name	Signature
Land/overall site	Chapel Associates, LLC	Chapel View Land Condominium	Chapel Associates, LLC By: Crown Holdings II LLC, Sole Member  By: Alfred Carpiolato as Trustee of the 1992 Alfred Carpiolato Trust Agreement-CA, Sole Member
Land/north portion of site	Chapel Associates, LLC	Chapel View North Land Condominium	Chapel Associates, LLC By: Crown Holdings II LLC, Sole Member  By: Alfred Carpiolato as Trustee of the 1992 Alfred Carpiolato Trust Agreement-CA, Sole Member
Building 1000	Chapel Associates, LLC	Building 1000 at Chapel View North Condominium	Chapel Associates, LLC By: Crown Holdings II LLC, Sole Member  By: Alfred Carpiolato as Trustee of the 1992 Alfred Carpiolato Trust Agreement-CA, Sole Member
Building 1000	Residences 1000 LLC	The Building 1000 Residences at Chapel View North Condominium	Residences 1000 LLC  By: Alfred Carpiolato, Manager

Allan W. Furing
Mayor

Peter S. Lapolla
Planning Director



201711290135580 Bk:LR5515 Pg:106

RECORDED Cranston, RI 20/21

11/29/2017 10:39:31 AM ZONE CHG ORD

Michael Smith
Chairman

RECEIVED

17 NOV 15 AM 10:00

CRANSTON

CITY PLAN COMMISSION

Cranston City Hall
869 Park Avenue, Cranston, RI 02910

Ken Mason, P.L.
Mark Motte
Gene Nadeau
Robert Strom
Frederick Vincent
Lynne Harrington
Kimberly Bitner
Kathleen Lanphear

November 14, 2017

Council President Farina
Cranston City Hall
869 Park Avenue
Cranston, RI 02910

RE: Ordinance #09-17-03 – In Amendment of Chapter 17 of the Code of the City of Cranston, 2005, Entitled 'Zoning' (Change of Zone – Chapel View Boulevard)

Dear Council President Farina:

The above referenced ordinance was reviewed by the City Plan Commission for the purpose of providing the Council with an advisory recommendation, as required by Section 45-24-52 of the Rhode Island General Laws and Section 17.120.030 of the Cranston Zoning Code.

The applicant is proposing to rezone Assessor's Plat 14 Lots 1 and 22 [Chapel View] from Mixed Planned Development [MPD] to C-5 with Conditions. The reasons for the proposed rezone are twofold:

- As a now developed site, the rezone will remove some of the detailed conditions that governed the development process so as to allow Chapel View to adapt to and grow with market conditions.
- The rezone sets zoning standards that mirror the recent rezones of The Training School and Citizen's Bank site: the goal being to create, to the extent possible, a unified zoning ordinance for the three properties.

The ordinance, as proposed, would make the following changes to the site's current zoning:

- It eliminates the requirements that the site have a mix of specified uses with designated areas and designated locations.
- It expands the uses allowed on site. [The expanded list of uses mirror what was allowed for the Training School and the Citizen's Bank Re-zones.]
- It sets a parking requirement of 3 spaces per 1,000 square feet of active space [current parking requirement is a designated number 1697 spaces].
- It eliminates the requirement that the City's Local Historic District Commission review all development at Chapel View. The proposed ordinance would restrict said review to the site's historic structures: the Chapel, the cemetery, the dormitory buildings and their connecting buildings and the historic wall.
- It authorizes the construction of an LED sign [to be constructed at the corner of New London Avenue and Sockanossett Cross Road and a slight increase in the area allowed for the site's existing pylon signs.

Telephone: (401) 461-1000 ext 3130

Fax: (401) 780-3171



201711290135580 Bk:LR5515 Pg:107
RECORDED Cranston,RI 21/21
11/29/2017 10:39:31 AM ZONE CHG ORD

Plan Commission Ordinance Recommendation
Ordinance #09-17-03

November 14, 2017
Page 2

Upon motion made by Mr. Motte and seconded by Mr. Strom the Commission voted (7/1- Ms. Harrington voted nay) to forward a positive recommendation on the ordinance as edited by the Planning Department with the following amendments: the size of the proposed LED sign, the location of the proposed LED sign, preservation of the existing Copper Beech Tree and the size of the pylon signs will be set at 1304.42 sq. ft. (See attached, edited ordinance)

Respectfully submitted,

Peter S. Lapolla
Director